

001.0

0001

0035.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

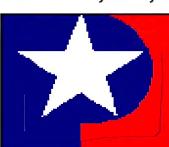
Total Card / Total Parcel

USE VALUE:

1,094,800 / 1,094,800

ASSESSED:

1,094,800 / 1,094,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
14		MAGNOLIA ST, ARLINGTON

Legal Description							User Acct
							368
							GIS Ref
							GIS Ref
							Insp Date
							08/26/17

OWNERSHIP

Unit #:

Owner 1: ROGARIS PETER & CHRISOULA

Owner 2:

Owner 3:

Street 1: 80 RICHMOND RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1909, having primarily Vinyl Exterior and 4026 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH																																																																																																																	
Type:	20 - Apts 4-8			Full Bath:	4	Rating:	Average	4 METERS, 4 FAMILIES, 3 HEATING SYSTEMS..																																																																																																																									
Sty Ht:	3 - 3 Story			A Bath:		Rating:																																																																																																																											
(Liv) Units:	4	Total: 4		3/4 Bath:		Rating:																																																																																																																											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																																																																																																																											
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																																											
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																																											
Sec Wall:		%		OthrFix:		Rating:																																																																																																																											
Roof Struct:	3 - Gambrel			OTHER FEATURES																																																																																																																													
Roof Cover:	1 - Asphalt Shgl			Kits:	4	Rating:	Average																																																																																																																										
Color:	YELLOW			A Kits:		Rating:																																																																																																																											
View / Desir:				Frl:		Rating:																																																																																																																											
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																																											
Grade:	C - Average			CONDOS INFORMATION																																																																																																																													
Year Blt:	1909	Eff Yr Blt:		Location:																																																																																																																													
Alt LUC:		Alt %:		Total Units:																																																																																																																													
Jurisdct:		Fact: .		Floor:																																																																																																																													
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Lump Sum Adj:				Name:																																																																																																																													
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN																																																																																																																	
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																																																		
Prim Int Wal	2 - Plaster			Functional:			%	Interior:				2	5	2	M																																																																																																																		
Sec Int Wall:		%		Economic:			%	Additions:				2	3	1	M																																																																																																																		
Partition:	T - Typical			Special:			%	Kitchen:																																																																																																																									
Prim Floors:	3 - Hardwood			Override:			%	Baths:																																																																																																																									
Sec Floors:	4 - Carpet	%		Total:	18.6	%		Plumbing:																																																																																																																									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																																									
Subfloor:				Basic \$ / SQ:	140.00	COMPARABLE SALES				Heating:																																																																																																																							
Bsmnt Gar:				Size Adj.: 0.91080475		Rate	Parcel ID	Typ	Date	Sale Price	General:																																																																																																																						
Electric:	3 - Typical			Const Adj.: 1.01989794							Totals				4	16	6																																																																																																																
Insulation:	2 - Typical			Adj \$ / SQ: 130.050																																																																																																																													
Int vs Ext:	S			Other Features: 193000																																																																																																																													
Heat Fuel:	2 - Gas			Grade Factor: 1.00																																																																																																																													
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																																																																																																																													
# Heat Sys:	3			NBHD Mod:																																																																																																																													
% Heated:	100	% AC:		LUC Factor: 1.00																																																																																																																													
Solar HW:	NO	Central Vac: NO		Adj Total: 781410																																																																																																																													
% Com Wal		% Sprinkled		Depreciation: 145342																																																																																																																													
				Deprecated Total: 636067																																																																																																																													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																					
SPEC FEATURES/YARD ITEMS																																																																																																																																	
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